



## **Development Land Appraiser Minnesota Real Estate Appraisal Services Is Offering Land & Development Property Appraisals**

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Development land appraiser Minnesota Real Estate Appraisal Services is offering land and development property appraisals in all of Minnesota.

A land appraisal is one of the most important parts of a real estate transaction. An investor or property owner has to do their due diligence by making sure that the high-value parcel of land that they are looking to buy or get a financial return on is being sold for the right price. A land appraisal lets an investor determine the value of the asset as it exists today and lets them make a better decision about how much money they are willing to part with to own the land. Getting an unbiased and fair third party to appraise a land or development property gives both parties in a sale a baseline to start negotiations. Land appraisal removes all the guesswork from real estate transactions and lets a land deal proceed without any party feeling like they are being short-changed.

If an investor is purchasing a property using a bank loan then getting an appraisal is a must as a bank will require the opinion of a professional appraiser before agreeing to sanction the loan. Insurance companies will also require a land appraisal if the investor decides to approach one to insure the property. Those who are planning to divvy up their accumulated assets as a part of a will, also need to appraise land to determine the percentage of the estate that will be passed on to each member mentioned in the will.

Land and development appraisers can take many different approaches to determine a property's value. The sales comparison approach, the most common method used for vacant properties, involves the appraiser looking at recent sales of comparable properties and then adjusting the values by taking into consideration the distinguishing features of the property under question.

There are many nuances to the science of land appraisal and it takes a dedicated workforce and plenty of resources with ample experience in the real estate industry in order to determine the most accurate value of land and development. Land appraisal services from a professional and experienced company such as Minnesota Real Estate Appraisal Services are critical to making a strong case for investment when approaching a financial entity like a bank or an insurance company.

A spokesperson for the retail real estate appraiser Minnesota Real Estate Appraisal Services says, "We get a ton of appraisal requests from both beginner and seasoned investors who are looking to invest in a new property or capitalize on an existing property in their possession. We help them get the right value for their land by looking at many important qualities that factor into the property's value such as whether the land is easily accessible by a public road, are there any natural features that increase the property's aesthetic appeal, how developer-friendly is the shape and elevation of the property, and many more. When you come to us, we guarantee that you will walk away happy with our assessment and recommend our services to other investors and property owners that you know."

Minnesota Real Estate Appraisal Services implements the usage of Geographic Information Systems (GIS) in its appraisal reports when applicable or requested. The use of GIS illustrates specifics of the property on a map such as elevations, soil types, wetland areas/wetland types, and other property-specific attributes. All mapped attributes are fully explained within the appraisal report. All mapping and data used for explanation are acquired by the USGS, Minnesota DNR, or other reliable entities.

Minnesota Real Estate Appraisal Services has appraised hundreds of parcels of land from agricultural usage to developmental land. The appraisal reports for land are all written reports in summary or complete format. The reports provide an in-depth analysis of the property, its current and potential usage, its surrounding area, and other factors affecting its marketability and its current and future usage.

Interested investors and property owners can visit <https://www.mnreappraisals.com/> for more details about the company's services.

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For more information about Minnesota Real Estate Appraisal Services, contact the company here: Minnesota Real Estate Appraisal Services Clark Goset (612) 618-0917 [cgoset@reappraisalsmn.com](mailto:cgoset@reappraisalsmn.com) 2647 Virginia Avenue Roseville, Minnesota 55113

## **Minnesota Real Estate Appraisal Services**

*Minnesota Real Estate Appraisal Services offers its 40+ years of Commercial, Industrial, Land, Legal and Multi-Family Residential Appraisal Expertise for your project. We are Real Estate Appraisers you can trust.*

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